

The regular meeting of the Farr West Planning Commission was held on Thursday, November 14, 2019 at 7:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Bryant Jensen, Genneva Blanchard, Craig Browne, Lou Best, Steve Hurd and Greg Baptist. Lyle Earl was excused. City Council members present were David Jay and Ken Phippen. Staff present was Lindsay Afuvai. Visitors present: see attached list.

### #1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

### #2- Opening Ceremony

#### a. Pledge of Allegiance

Genneva Blanchard led in the Pledge of Allegiance.

#### b. Prayer

Bryant Jensen offered a prayer.

### #3 – Business Items

#### a. Report from City Council

David Jay reported that the City Council approved business licenses for Cherished Moments and XOXO Mykah LLC. A public hearing was then held on the moderate income housing element and active transportation addendum and both were adopted into the general plan. David reported a discussion was held on Extenet Systems and an ordinance was approved allowing small wireless facilities in city right of ways. David then reported the next council meeting was rescheduled for Tuesday, November 19. The Council then reported on assignments, paid the bills and adjourned.

#### b. Consider the request for a fence variance – Daniel and Danika Humphreys, Justin and Stacie White, & Matt and Kristin Chugg

Matt Chugg, Justin White and Danika Humphreys were present requesting a fencing variance. Danika stated they are requesting a six-foot fence along the back of their properties, thirty feet in on one side. Ms. Humphreys stated she has obtained signatures from their immediate neighbors stating they do not have a problem with this request. Ted Black asked how this would benefit Farr West City. Ms. Humphreys stated she felt it would look nicer than the different size fences that would currently be required and it would also help with safety as she and the White family both have dogs and the six-foot fence is more likely to keep them contained on their

property. Ted asked if the fences will be aluminum or wrought iron and not a privacy vinyl fence. Justin White stated their request is specifically for an aluminum or wrought iron fence. Lou Best stated that other than the fact that the Commission is not in a position to grant variances, he can see that the request is reasonable and may give us some additional food for thought for our ordinances. Lou then commented he is much less concerned with the height of the fence than what the fence will look like, commenting he would not be in favor of a white vinyl privacy fence. Ted Black commented that the Commission is merely a recommendation body and the Planning Commission can either recommend or deny the request or simply take no action at all, either way the request would move forward to the City Council. Lou Best stated the Commission has been quite consistent with their stance on variance recommendations and believes they should keep that consistency but that does not necessarily mean they cannot express to the Council that they are not opposed to what has been requested. David Jay stated their request may require a change in the ordinance rather than a variance to the code. Ted commented that will be up to the City Council. Craig Browne stated he is uncomfortable with approving this request in any way. Lou Best stated he felt it is a reasonable request to re-evaluate the code and see if a modification to the code is appropriate. Matt Chugg stated he agreed that this might be something worth looking at in the code because things like this may come up again the future. Genneva Blanchard stated she likes the idea and thinks this proposal is better than not having a fence at all but does have concerns that this might encourage residents to buy double lots which would defeat the purpose of the subdivisions they have approved. Steve Hurd commented that the city attorney has already addressed that you cannot stop people from purchasing double lots. Steve then asked what would be the best way to address this in an effort to help the residents' request. Ken Phippen read from the law regarding the variances. Lou stated he would like to look into the possibility of changing the ordinance to address these requests in the future.

**LOU BEST MOTIONED TO DENY THE REQUEST FOR A FENCE VARIANCE FOR DANIEL AND DANIKA HUMPHREYS, JUSTIN & STACIE WHITE, & MATT AND KRISTIN CHUGG. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.**

- c. Consideration and recommendation to City Council of a residential business license request from Paragon Woodworking L.C. located at 3660 North Higley Road – Jon Anglesey

Jon Anglesey was present regarding his request for a residential business license located at 3660 North Higley Road. Mr. Anglesey stated he has owned a cabinet

manufacturing business for thirty years that is operated in Harrisville and will remain in Harrisville. Mr. Anglesey stated that within the business, he does all of the custom woodworking and would like to do that aspect of the job from his home to allow him to spend more time with his family. Mr. Anglesey then stated his son, who lives with him, works part time for him as he is going to school. Ted asked how much noise he would produce. Mr. Anglesey stated he does not expect anyone to hear him outside of the shed, as he plans to heavily insulate the building. Jon stated he has talked to his immediate neighbors and neither one of them had any major concerns. Ted Black stated he will need an inspection from the fire marshal as well as the building inspector. Lou Best asked if his son would remain his employee after he moves out of his home. Mr. Anglesey stated his plans are to move to Arizona once he finishes school.

**GENNEVA BLANCHARD MOTIONED TO RECOMMEND THE CITY COUNCIL APPROVE THE REQUEST OF A RESIDENTIAL BUSINESS LICENSE WITH THE STIPULATION THAT NO SEMI TRUCKS BE DELIVERING PRODUCT TO THIS HOME. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.**

- d. Cancel the November 28, 2019 and December 26, 2019 Planning Commission Meetings

Lou Best asked if there would be a work meeting held at the December meeting, commenting he does not want to lose momentum on things they have been working on in the general plan. Ted Black stated they would add a work session to that agenda.

**CRAIG BROWNE MOTIONED TO CANCEL THE NOVEMBER 28, 2019 AND DECEMBER 26, 2019 PLANNING COMMISSION MEETINGS. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.**

#### #4 – Consent Items

- a. Approval of minutes dated October 24, 2019

**GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 24, 2019. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.**

#### #5 – Chairman/Commission Follow-up

a. Organize a subcommittee to work on development of an ordinance for agritourism

Ted Black stated they were given a formal assignment from the City Council to work on this. Lyle Earl has asked to be on this committee, in addition to Bryant Jensen and Craig Browne. Ted asked Bryant to head this committee up.

b. Report on Assignments

Steve Hurd reported on the fiber efforts in the city.

Lou Best brought up three considerations to amend the code, one is regarding accessory buildings on lots without a main building, another regarding double frontage lots, and the last is regarding frontage requirements on lots in cul de sacs. Lou asked to have a discussion on this added to the next work session agenda, as well as the discussion on heights of fence.

Ted Black stated it has been his policy since he became chair that conditional approvals are not given on final approvals and ask the Planning Commission if they agreed with that.

#6 – Public Comments

*\*Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

Ken Phippen stated that Planning Commission members are reappointed annually and he has always recommended that advertisements are put out in December for anyone interested in serving on the Planning Commission. Ken commented that the appointment of members can be put on the January agenda so new appointments are in place by February per the requirements in the code. Ken then encouraged anyone who has not attended Land Use 101 to do so.

#7 – Adjournment

**AT 8:04 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: \_\_\_\_\_